

18

MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority  
FROM: John D. Warner  
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1996  
Dorchester Lower Mills  
Knights of Columbus Building  
Association  
1100 Washington St., Dorchester

Petitioner seeks an extension of a non-conforming use and six variances to erect two additions to a private club building in a residential (R-.5) and a local business (L-.5) district. The proposal would violate the code as follows:

Sect. 9-1 An extension of a non-conforming use is greater than 25% of the existing floor area.	<u>Req'd</u>	<u>Proposed</u>
Sect. 14-2 Lot area for additional unit is insufficient	3000 sf/u	1714 sf/u
Sect. 15-1 Floor area ratio is excessive	0.5	0.9
Sect. 18-1 Front yard is insufficient	25 ft.	5 ft.
Sect. 19-1 Side yard is insufficient	10 ft.	1 ft.
Sect. 20-1 Rear yard is insufficient	40 ft.	6 ft.
Sect. 23-2 Off street parking is insufficient	148 spaces	26 spaces

The property, located on Washington Street at the intersection of Richmond Street, contains a one-story masonry structure. The petitioner proposes to erect a one-story addition over the existing K of C hall and a two-story addition to the rear of the structure. On site parking would be insufficient to accommodate the increased traffic generated by the proposed extensions. The staff recommends that the petitioner make satisfactory arrangements with nearby facilities to provide adequate off-street parking. Recommend approval with proviso.

VOTED: That in connection with petition no. Z-1996, brought by Dorchester Lower Mills Knights of Columbus Building Association, 1100 Washington Street, Dorchester, for an extension of a non-conforming use exceeding 25% of the existing floor area, variances of excessive floor area, insufficient front yard, side yard, rear yard and off-street parking to erect two additions to a private club building in a residential (R-.5) and a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided adequate off street parking is supplied. The petitioner should make satisfactory arrangements with nearby facilities to supply additional off street parking recommendations.





WASHINGTON

STREET

MOTHER

JULIA

ROAD

AVONDALE

**Z-1996  
1100 WASHINGTON ST.  
(DOR.)**

STREET

RICHMOND

BOSTON PUBLIC LIBRARY  
LOWER MILLS  
BRANCH

GILBERT  
STUART  
EL. SCHOOL

WASHINGTON

TANGLEWOOD

WASHINGTON



## MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner

SUBJECT: BOARD OF APPEAL REFERRALS

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Re: Petition No. Z-1997  
Timothy J. Fallon  
104 Child Street, Jamaica Plain

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Petitioner seeks a forbidden use permit, a change in a non-conforming use and two variances for a change of occupancy from a garage to an electrical contractor's office and storage in a residential (R-.8) district. The proposal would violate the code as follows:

- Sect. 8-7 A contractor's office is forbidden in an R-.8 district.
- Sect. 9-2 A change in a non-conforming use requires a Board of Appeal Hearing.
- Sect. 10-1 Accessory storage area exceeds 25% of floor area of building.
- Sect. 10-1 Parking not allowed in front yard.

The property, located on Child Street near the intersection of Lee Street, contains a one-story garage structure. The site is completely surrounded by residential two and three family dwellings. Child Street is very narrow and could not support additional traffic. The proposed use would represent further commercial encroachment on a residential neighborhood and would have an injurious effect on the surrounding dwellings. Recommend denial.

VOTED: That in connection with Petition No. Z-1997, brought by Timothy J. Fallon, 104 Child Street, Jamaica Plain, for a change of occupancy from a garage to an electrical contractor's office and storage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed use would represent further commercial encroachment on a residential neighborhood and would have an injurious effect on the surrounding dwellings.







## MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner

SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2001  
 Kevin Feeley  
 294 Shawmut Avenue, Boston

Petitioner seeks a conditional use permit and a variance for a change of occupancy from a lodging house to a three-family dwelling in an apartment (H-2) district. The proposal would violate the code as follows:

Sect. 8-7 Any dwelling converted for more families and meeting half the requirements of open space is conditional in an H-2 district.

	<u>Req'd</u>	<u>Proposed</u>
Sect. 17-1 Open space is insufficient	150 sf/du	115 sf/du

The property, located on Shawmut Avenue near the intersection of Waltham Street in the South End Urban Renewal area, contains a 3½-story brick structure. The proposed conversion and rehabilitation would improve the property and enhance the general residential character of the neighborhood. The open space violation is minimal. Recommend approval.

VOTED: That in connection with Petition No. Z-2001, brought by Kevin Feeley, 294 Shawmut Avenue, in the South End Urban Renewal area, Boston, for a conditional use permit and a variance of insufficient open space for a change of occupancy from a lodging house to a three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The proposed conversion and rehabilitation would improve the property and enhance the general residential character of the neighborhood.





Z-2001  
294 SHAWMUT AVE.  
(B.P.)

1638

CATHEDRAL  
HIGH SCHOOL

CARDINAL  
CUSHING  
CENTER

PARKING  
AREA

TRANSIT

ROLLINS

SAVOY

LELAND PLACE

WILKES

ACORN

MEDFORD

BRIGGS PLACE

AVENUE

STREET

STREET

STREET

STREET

RINGGOLD

WALTHAM

SHAWMUT

UNION

WASHINGTON  
METROPOLITAN

HANSON

Z-2001

294 SHAWMUT AVE.

(B.P.)

1638

CATHEDRAL  
HIGH SCHOOL

CARDINAL  
CUSHING  
CENTER

PARKING  
AREA

TRANSIT

ROLLINS

SAVOY

LELAND PLACE

WILKES

ACORN

MEDFORD

BRIGGS PLACE

AVENUE

STREET

STREET

STREET

STREET

RINGGOLD

WALTHAM

SHAWMUT

UNION

WASHINGTON  
METROPOLITAN

HANSON



## MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner

SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2002  
 Arthur Johnson  
 1350-1358 Dorchester Ave., Dorchester

Petitioner seeks a forbidden use permit and three variances for a change of occupancy from 12 apartments and 3 stores to 20 apartments in a local business (L-1) district. The proposal would violate the code as follows:

Sect. 8-7 Any building converted for more than one use and not meeting the requirements of lot area and open space is forbidden in an L-1 district.		
	<u>Req'd</u>	<u>Proposed</u>
Sect. 14-2 Lot area for additional dwelling unit is insufficient	1500 sf/du	63 sf/du
Sect. 17-1 Open space is insufficient	800 sf/du	214 sf/du
Sect. 23-1 Off street parking is insufficient	7 spaces	0

The property, located on Dorchester Avenue at the intersection of Kimball Street, contains a four-story vacant structure. The proposed 20 unit occupancy would seriously overcrowd the structure. The staff recommends a reduction to 16 units with a maximum of four units per floor. The residential occupancy would improve the property and enhance the surrounding area. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2002, brought by Arthur Johnson, 1350-1358 Dorchester Avenue, Dorchester, for a forbidden use permit and variances of insufficient lot area for additional dwelling unit, open space and off street parking for a change of occupancy from 12 apartments and 3 stores to 20 apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval of a 16 unit occupancy with a maximum of four units per floor. The proposed 20 unit occupancy is excessive and would seriously overcrowd the structure.







## MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner

SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2006  
 Farragut Co-operative Bank  
 706 E. Broadway, South Boston

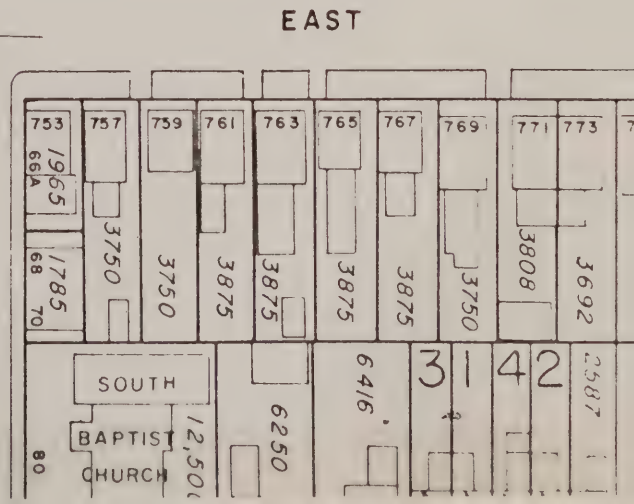
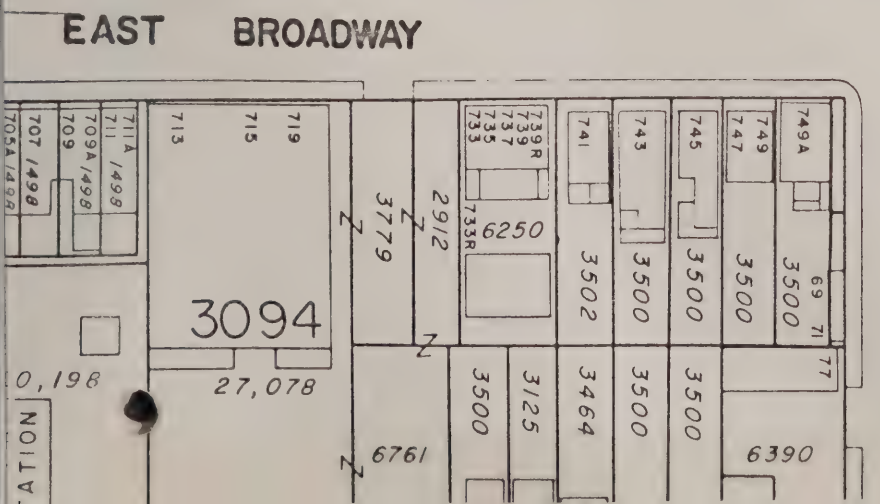
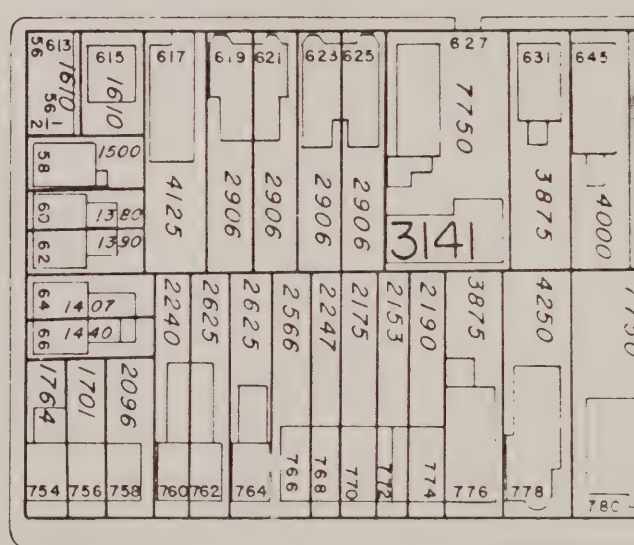
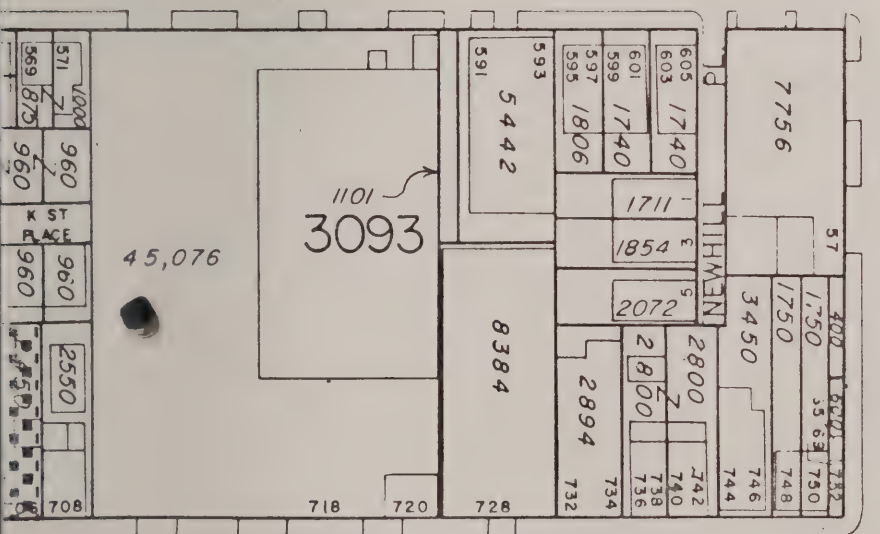
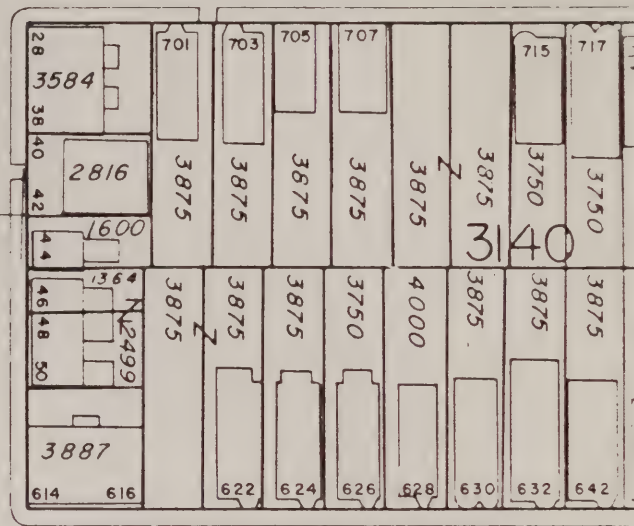
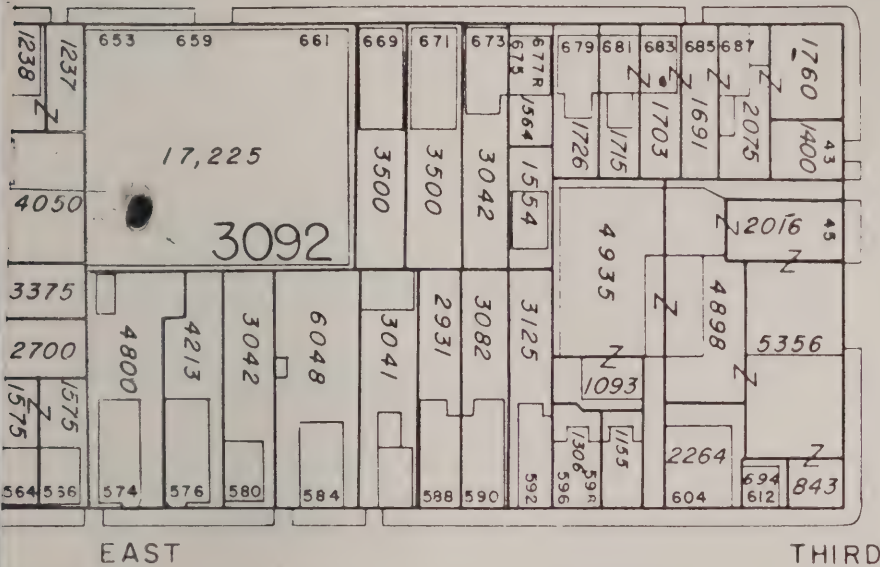
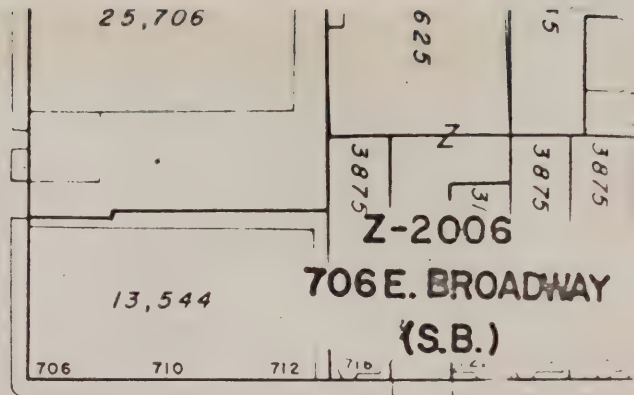
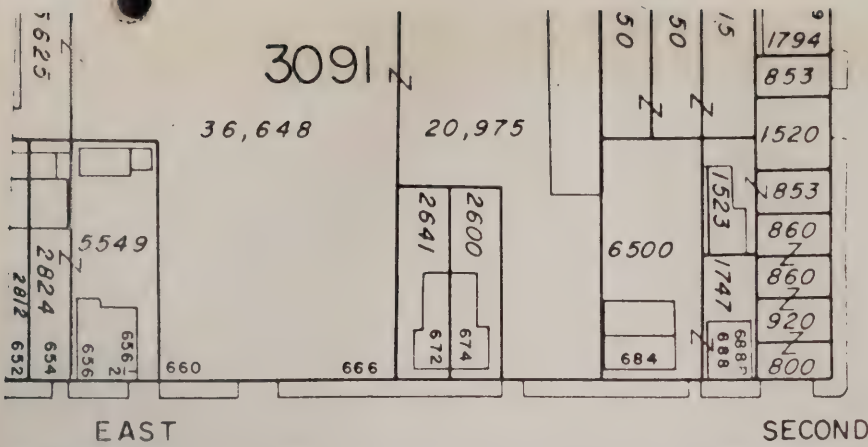
Petitioner seeks five variances to erect a two-story addition to a bank in a general business (B-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Sect. 14-2 Lot area for additional unit is insufficient	1000 sf/u	0
Sect. 15-1 Floor area ratio is excessive	1.0	1.4
Sect. 17-1 Usable open space is insufficient	400 sf/u	0
Sect. 19-1 Side yard is insufficient	14 ft.	3
Sect. 20-1 Rear yard is insufficient	20 ft.	8

The property, located on East Broadway near the intersection of K Street, contains a three-story frame structure occupied by a bank and one family dwelling. The petitioner proposes to erect a two-story 38 ft x 17 ft extension to the rear of the structure. The proposed extension would be utilized for two offices and a workroom. The existing bank interior would also be renovated and altered. The proposal is reasonable; the expanded facility would provide a more efficient service to the community. Recommend approval.

VOTED: That in connection with Petition No. Z-2006, brought by Farragut Co-operative Bank, 706 East Broadway, South Boston, for variances of insufficient lot area for additional unit, open space, side yard, rear yard, and excessive floor area ratio to erect a two story addition to a bank in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. The proposed office extension is reasonable. The expanded facility would provide a more efficient facility.







September 17, 1970

12.

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: John D. Warner, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2007  
Francis Kelley  
705 & 721 East Sixth St., So. Boston

Petitioner seeks seven variances to erect a two story and basement twelve (12) unit apartment structure in an apartment (H-1) district. The proposal would violate the Code as follows:

	<u>Req'd</u>	<u>Prop.</u>
Section 14-2. Lot area for additional dwelling unit is insufficient	1000 sf/du	57 sf/du
Section 15-1. Floor area ratio is excessive	1.0	1.8
Section 17-1. Open space is insufficient	400 sf/du	169 sf/du
Section 18-1. Front yard is insufficient (East Sixth Street)	20 ft.	0
Section 18-3. Corner traffic visibility is insufficient.		
Section 18-4. Front yard is insufficient(Peters St)	10 ft.	0
Section 23-1. Off Street parking is not provided on site	11 spaces	0

The subject property is located on East Sixth Street at the intersection of Peters Street, and contains two garage structures which are to be demolished. The petitioner proposes to erect four units on each level. Parking would be provided on the opposite corner across Peters Street. The staff has no objection to the use but is opposed to the plan as submitted. A reduction in density to eight units all above grade with suitable landscaping on both lots would be acceptable and more consistent with the residential character of the neighborhood. Recommend denial as submitted.

VOTED: That in connection with Petition N. Z-2007, brought by Francis Kelley, 705 East Sixth Street, South Boston, for variances of insufficient lot area for additional dwelling unit, open space, front yards, corner traffic visibility, off street parking and excessive floor area ratio to erect a two story and basement 12 unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial as submitted. There is no objection to this use. However, a reduction in density to eight units all above grade with suitable landscaping on both lots would be acceptable and more consistent with the residential character of the neighborhood.







## MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner

SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2010  
 Milton Property Trust, Inc.  
 19 Becker Street, Dorchester

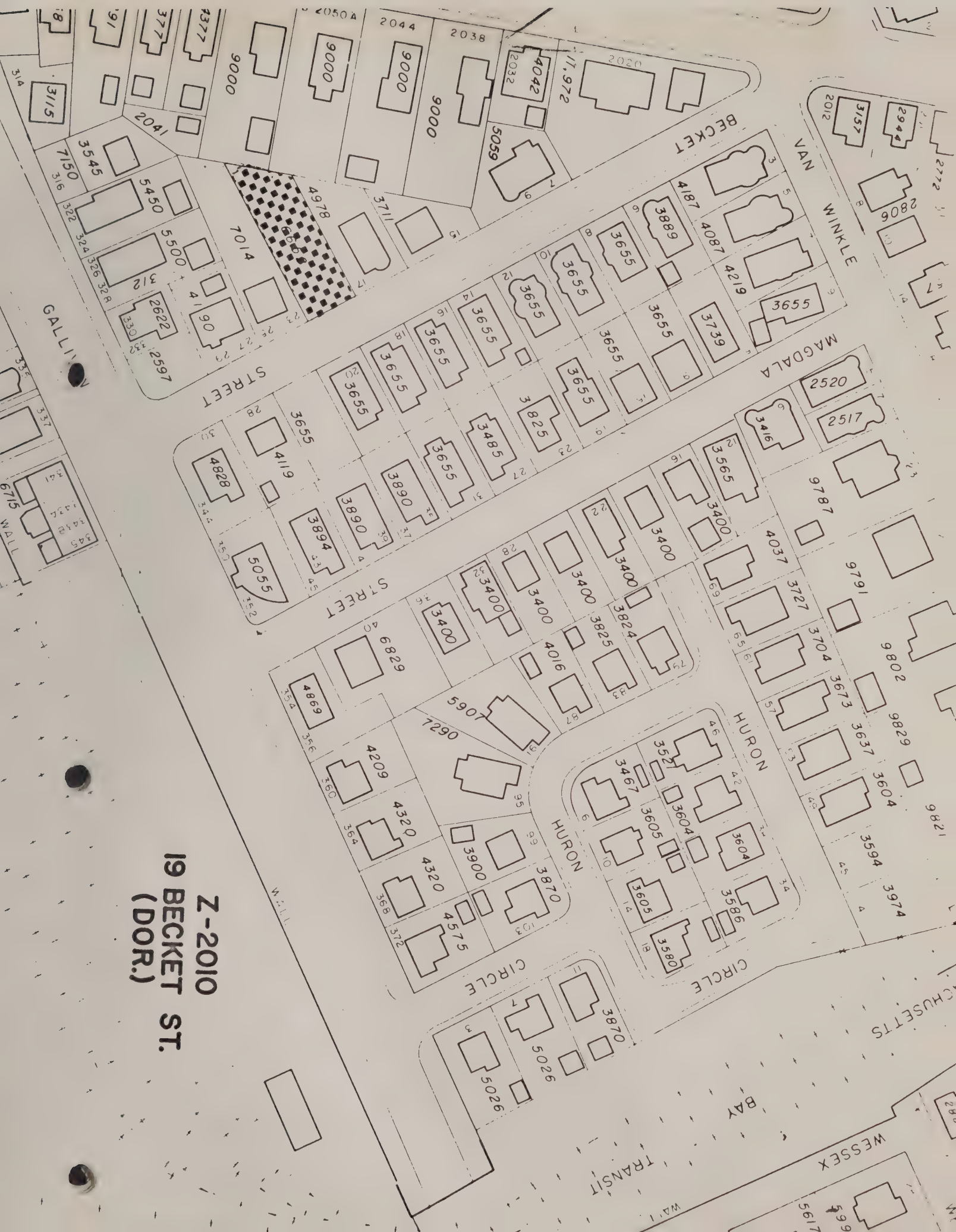
Petitioner seeks a forbidden use permit and variances to erect a two-story and basement three-family dwelling in a residential (R-.5) district. The proposal would violate the following:

Sect. 8-7 A multi family dwelling is forbidden in an R-.5 district		
	<u>Req'd</u>	<u>Proposed</u>
Sect. 14-1 Lot size is insufficient	2 acres	6652 sf
Sect. 14-3 Lot width is insufficient	200 ft.	48 ft.
Sect. 14-4 Street frontage is insufficient	200 ft.	48 ft.
Sect. 18-1 Front yard is insufficient	25 ft.	20 ft.
Sect. 19-1 Side yard is insufficient	10 ft.	7 ft.
Sect. 23-1 Off street parking is insufficient	3 spaces	0

The property, located on Becker Street north of the intersection of Gallivan Boulevard, contains 6652 square feet of vacant land. The proposed plan is inadequate. A well designed two-story structure would be more appropriate, would substantially reduce the violations and would be compatible with the surrounding properties. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2010, brought by Milton Property Trust Inc., 19 Becker Street, Dorchester, for a forbidden use permit and variances for insufficient lot size, lot width, street frontage, front yard, side yard and off street parking to erect a two-story and basement three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. The proposed plan is inadequate. A well designed two-family structure would be more appropriate, would substantially reduce the violations and would be compatible with the surrounding properties.





Z-2010  
19 BECKET ST.  
(DOR.)



September 17, 1970

## MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: BOARD OF APPEAL REFERRALS

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Re: Petition No. Z-2012  
Dorothy P. Trefler, ADMTX  
48 Robinwood Avenue, Jamaica Plain

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Petitioner seeks a forbidden use permit and two variances for a change of occupancy from 10 to 14 apartments in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Prop.</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space and off street parking is forbidden in an R-.5 district.		
Section 17-1. Open space is insufficient	1000 sf/du	396 sf.du
Section 23-1. Off street parking is insufficient	4 spaces	0

The property, located on Robinwood Avenue near the intersection of Centre Street, contains a three story brick apartment structure. The proposed increase of four dwelling units is undesirable and would overcrowd the structure. The open space violation is already existing and would be significantly increased. There are no provisions for off street parking. Recommend denial.

VOTED: That in connection with petition No. Z-2012, brought by Dorothy P. Trefler, ADMTRX, 48 Robinwood Avenue, Jamaica Plain, for a forbidden use permit and variances of insufficient open space and off street parking for a change of occupancy from 10 to 14 apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposed increase in occupancy would overcrowd the structure. The open space violation is already existing and would be significantly increased. There are no provisions for off street parking.



**Z-2012  
48 ROBINWOOD AVE.  
(J.P.)**





## MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner

SUBJECT: BOARD OF APPEAL REFERRALS

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Re: Petition No. Z-2014  
Simmons College  
300 Fenway, Boston

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Petitioner seeks a conditional use permit to erect a four-story school building in an apartment (H-2) district. This proposal would violate the code as follows:

Section 8-7 A college is a conditional use in an H-2 district.

The property, located on the Fenway between Avenue Louis Pasteur and Palace Road, contains a women's college complex. The petitioner proposes to erect a four-story science center school building within the confines of the existing campus. The surrounding area is wholly institutional. Simmons College has participated in the educational institution study and discussed their development plans with the staff. The proposed science center would not conflict with development guidelines of the educational institution policy statement. Recommend approval.

VOTED: That in connection with Petition No. Z-2014, brought by Simmons College, 300 Fenway, Boston, for a conditional use permit to erect a four-story school building in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The surrounding area is wholly institutional. Simmons College has participated in the educational institution study. The proposed science center would not conflict with the development guidelines of the educational institutional policy statement.



RIVER

Z-2014  
300 FENWAY  
(B.P.)

LOUIS PASTEUR

SIMMONS

303,302

COLLEGE

4432

TENNIS  
COURTS  
TENNIS  
COURTS

260,579

PARKING AREA

303,302

BOSTON  
LATIN  
HIGH  
SCHOOL

260,579

4432

STREET

GARDNER

MUSEUM

20,932

4434

4539

6156

LELAND  
POWERS  
SCHOOL

$$\begin{array}{r} 2100 \\ \hline 2 \end{array}$$

2299

TETLOW



September 17, 1970

## MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: BOARD OF APPEAL REFERRALS

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Re: Petition No. Z-2015-2017  
 University Hospital  
 720-742 Harrison Avenue and  
 74 East Newton Street, Boston

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Petitioner seeks six variances to subdivide land and erect a five story health services building in an apartment (H-3) district. The proposal would violate the Code as follows:

720 Harrison Avenue

	Req'd	Prop.
Section 20-1. Rear yard is insufficient	13 ft.	0

732-742 Harrison Avenue

Section 20-1. Rear yard is insufficient	11 ft.	0
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74 East Newton Street

Section 18-1. Front yard is insufficient	15 ft.	2 ft.
Section 19-1. Side yard is insufficient	20 ft.	5 ft.
Section 20-1. Rear yard is insufficient	30 ft.	11 ft.
Section 23-3. Off street parking is insufficient	33 spaces	0

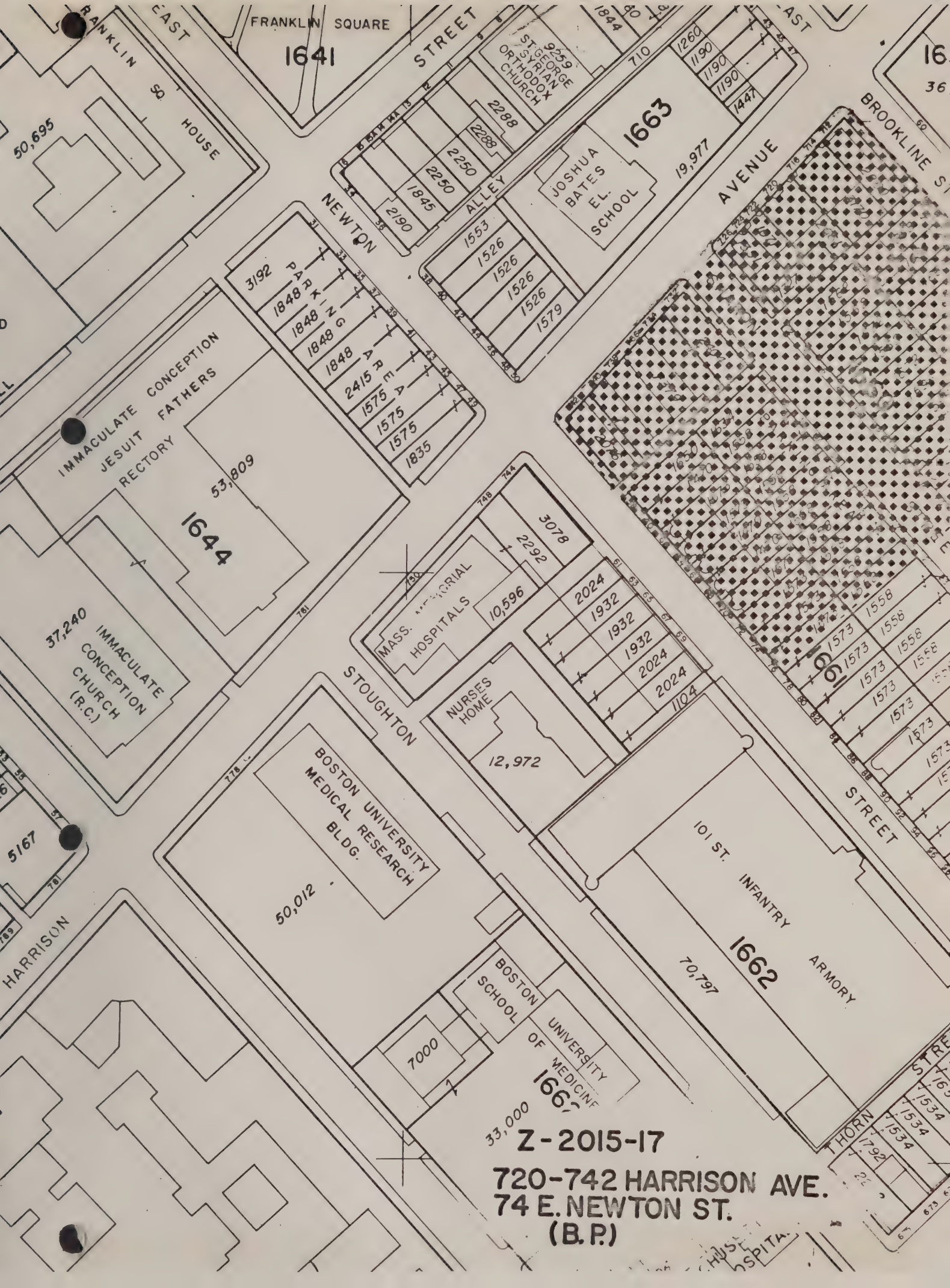
The site is located in a block bounded by Harrison Avenue, East Newton Street, Albany Street and Brookline Street in the South End Urban Renewal Area. The petitioner proposes to erect a five story health services building. The proposed building would be subdivided into standardized modules and would be structurally designed to accommodate a total of 16 levels at a later time. The proposed building would be basically a clinical laboratory facility for the Medical Center's University Hospital and would be the initial stage of a proposed 600 bed hospital to accomplish the primary functions of patient care and teaching. The proposed health services building will replace clinical laboratories now located in obsolete buildings and integrate various programs into one facility. The estimated cost is \$4.5 million. The proposal is consistent with the South End Urban Renewal Plan. Recommend approval.



Board of Appeal Referrals  
9/17/70

VOTED: That in connection with Petitions Nos. Z-2015-2017, brought by University Hospital, 720-742 Harrison Avenue and 74 East Newton Street, Boston, for variances of insufficient front, side, rear yards, and off street parking to erect a five story health services building and subdivide land in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. The proposed health services building is consistent with the South End Urban Renewal Plan. The proposed building would consolidate services and programs in a single facility to provide a more efficient functional service to the community.





1641

1663

1644

1662

1665

Z-2015-17

720-742 HARRISON AVE.  
74 E. NEWTON ST.  
(B.P.)



## MEMORANDUM

September 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner

SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2018  
 Rocco Bombardieri  
 1576-1580 Dorchester Ave., Dorchester

Petitioner seeks an extension of a non conforming use and two variances to erect a one-story addition to a retail store structure in an apartment (H-1) and a local business (L-.5) District. The proposal would violate the code as follows:

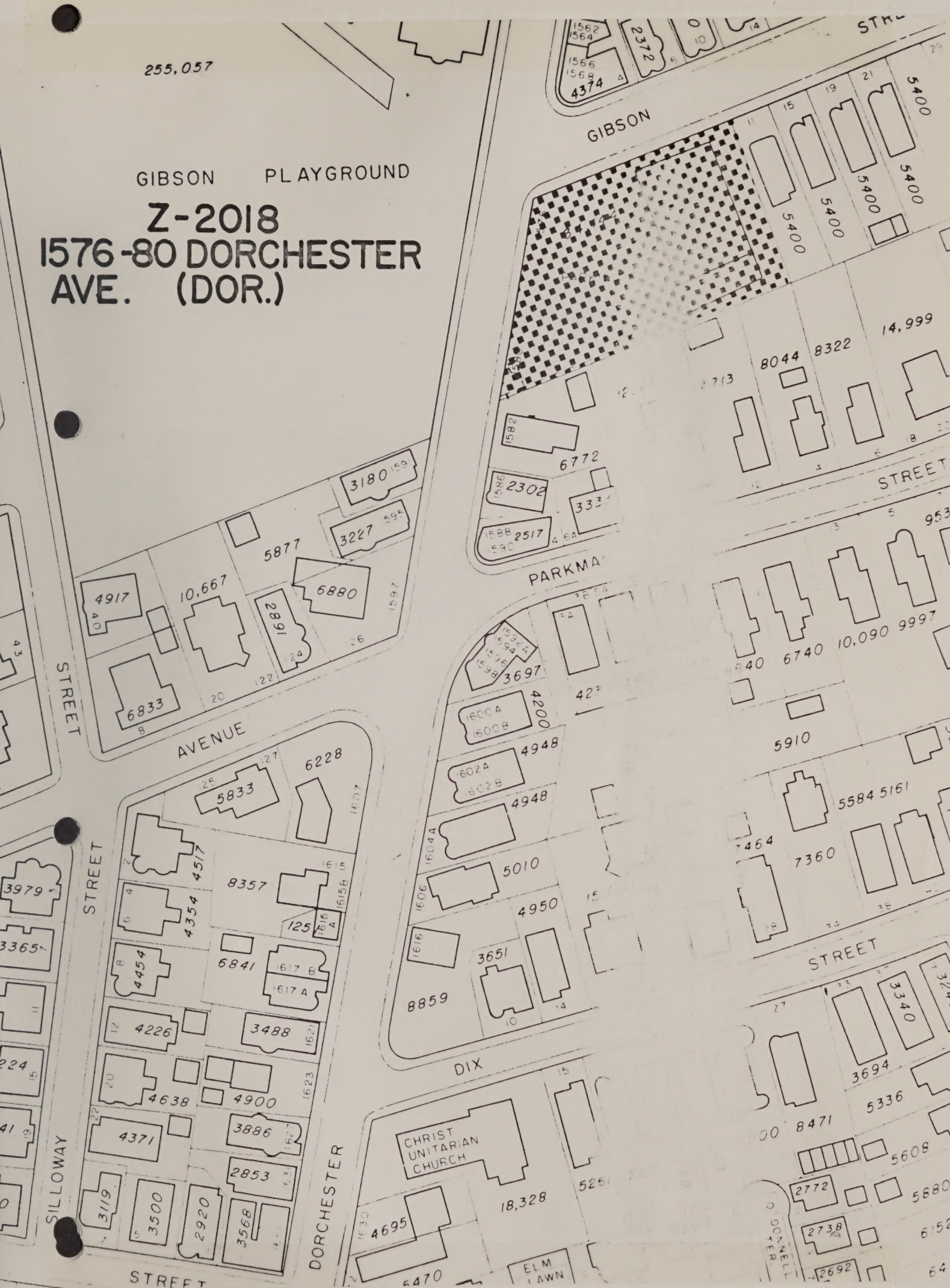
Section 9-1 An extension of a non conforming use requires a Board of Appeal hearing.	<u>Req'd</u>	<u>Proposed</u>
Section 19-1 Side yard is insufficient	10 ft.	0
Section 20-1 Rear yard is insufficient	30 ft.	0

The property, located on Dorchester Avenue at the intersection of Gibson Street, contains a one-story retail store structure. The petitioner proposes to erect a 25 ft. x 40 ft. stockroom extension to the rear of the existing retail structure. The extension would be inappropriate and would impose an unnecessary encroachment on the abutting three-family dwelling. Recommendation: Denial.

VOTED: That in connection with Petition No. Z-2018, brought by Rocco Bombardieri, 1576-1580 Dorchester Ave., Dorchester, for an extension of a non-conforming use and variances of insufficient side and rear yards to erect a one-story addition to a retail store structure in an apartment (H-1) and local business (L-.5) District, the Boston Redevelopment Authority recommends denial. The proposed extension would be undesirable and would impose an unnecessary encroachment on the abutting three-family dwelling.



Z-2018  
1576 -80 DORCHESTER  
AVE. (DOR.)





September 17, 1970

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: John D. Warner, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Re: Petition No. Z-1995  
Irene Z. DeLuca  
45 Robeson Street, Jamaica Plain

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Petitioner seeks a forbidden use permit, a change in a non-conforming use and a variance for a change of occupancy from a two family dwelling to a fraternity house in a single family (S-.5) district. The proposal would violate the Code as follows:

	<u>Req'd</u>	<u>Prop.</u>
Section 8-7. A fraternity house is forbidden in an S-.5 district		
Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing		
Section 14-2. Lot area for additional dwelling unit is insufficient	4000 sf/du	3767 sf/du

The property, located on Robeson Street near the intersection of Sigourney Street, contains a 2½ story frame dwelling. The proposed fraternity house would have accommodations for 15 students. The educational institution policy indicates that institutional expansion should avoid encroachment into residential neighborhoods. The proposed facility is contrary to this policy and would impose a blighting affect on the neighborhood. No off street parking is provided. Recommend denial.

VOTED: That in connection with Petition No. Z-1995, brought by Irene Z. DeLuca, 45 Robeson Street, Jamaica Plain, for a forbidden use permit, a change in a non-conforming use and a variance of insufficient lot area for additional dwelling unit, for a change of occupancy from a two family dwelling to a 15 student fraternity house in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposed facility would encroach upon a residential neighborhood contrary to the educational institution policy statement. Further, the proposed conversion is undesirable and would impose a blighting affect on the neighborhood. No off street parking facilities are provided.





45 ROBESON ST.  
(J.P.)

Z-1995

